



Retail - Phase 1, Unit 1

Ground Floor 1,334 sq ft (124.0 sq m)

#### In Brief:

- Up to 50,000 sq ft of state-of-the-art office, R&D and retail space.
- Located on the South side of Cambridge in between the City Centre, railway and Addenbrookes hospital.
- One of Cambridge's' main arterial road with a strong mix of independent retailers and food uses.
- Available on a new lease

**OLD SWISS, CHERRY HINTON ROAD,  
CB1 7BX  
TO LET**

### Location

A South Cambridge landmark, in CB1. Close to the station (a 15 minutes' walk), Cambridge Leisure, Hills Road College, together with other businesses and a large residential catchment. The development will comprise of five shared buildings. Buildings having their character exposed, raising roofs, added natural light, providing a contemporary look and feel. The Café occupies the corner unit of Block A, fronting Cherry Hinton Road and therefore able to serve not only this development but also the wider catchment. We are therefore seeking an operator who can bring something different to the scheme.

### Timing

Possession anticipated end of 2023.

### Rental Guide

Available upon request.

### New Lease

Terms upon request.

### Planning

Permits an all day and evening operation.

### Trading hours

Flexible 7-days a week opening hours.

### Business Rates

The property will need to be re-assessed following refurbishment and separation of the upper floors and interested parties are advised to make their own enquiries of the City Council (01223 457000).

### Service Charge

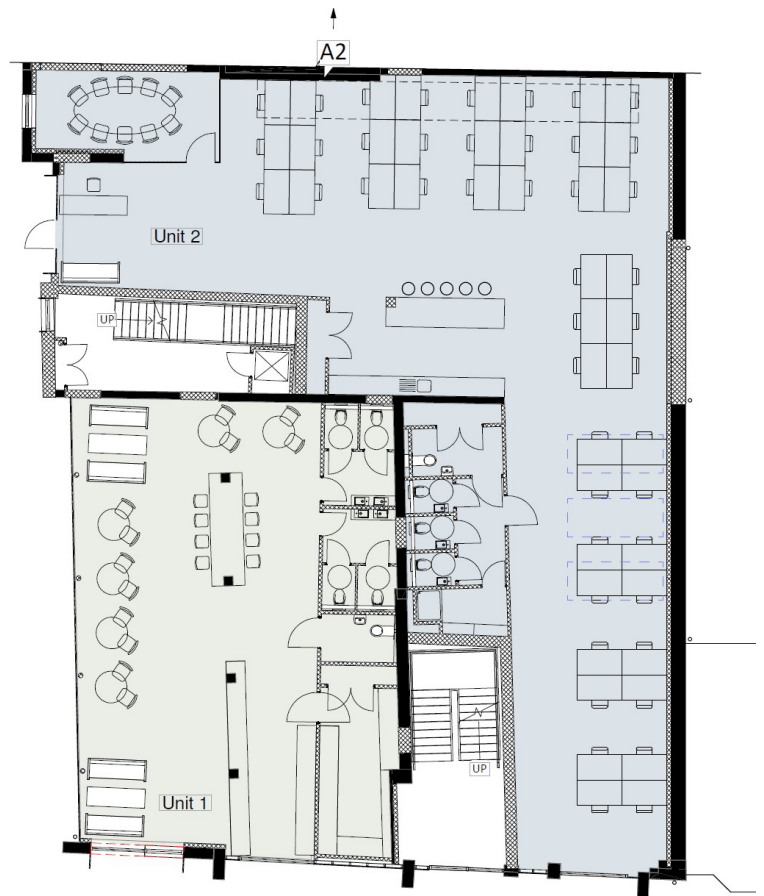
There will be a service charge in regard to the building and the wider estate, details to be provided.

### Legal Costs

All parties to bear their own legal costs.

### VAT

All prices, premiums and figures are quoted exclusive of VAT at the prevailing rate.



### Accommodation

The premises are arranged on ground floor only with the following approximate area:

Ground Floor sales 1,344 sq ft (124.0 sq m)

The layout above is indicative.

### Specification

The property will be handed over in a shell condition, with shop fronts provided and capped services. Further details upon request. However, the Landlord could assist in the Tenants fitting out.

### Enquiries

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